

***Village of Barrington
Plan Commission
Minutes Summary***

Date: July 19, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Ruth Schlossberg, Acting Chairperson
Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
John Patsey, Commissioner
Daniel Hogan, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

Call to Order

Ms. Schlossberg called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, absent; Ruth Schlossberg, Vice Chair, present; Dan Hogan, present; Harry Burroughs, present; Ed McCauley, absent; John Patsey, present; Richard Ehrle, present.

There being a quorum, the meeting proceeded.

Ms. Schlossberg announced the order of the agenda.

Chairperson's Remarks

None

Old Business

None

New Business

PC 05-03: Shops at Flint Creek (Special Use/Planned Development) – 500 N. Hough Street

Petitioner: Hamilton Partners LLC

Ms. Schlossberg swore in all who would be speaking on the petition.

Mr. Evans reported that on June 14, 2005 the Plan Commission made a recommendation to approve PC 05-03, Shops at Flint Creek. On July 6, 2005, at the petitioner's request, the Village Board referred PC 05-03 Shops at Flint Creek back to the Plan Commission for a public hearing on some plan modifications.

Mr. Evans stated that on June 22, 2005 the petitioner submitted a request to modify plan B (Staples plan). The petitioner has asked to make the building approximately ten (10) feet deeper than originally proposed. The overall width of the south retail building will remain the same; however Staples will shift their building envelope approximately fifteen (15) feet to the west. Overall, the addition is expected to add 1,280 square feet to the building.

Mr. Evans reported the following updates on the petition since the last meeting:

1. The petitioner has met with the Public Works to review the trees that will be saved.
2. Bank of America submitted a queuing study at the June 14, 2005 Plan Commission meeting. Staff has reviewed the study and the acting Village Manager has concurred with staff's recommendation to reduce stacking spaces from sixteen (16) to fourteen (14). This has allowed Bank of America to add back in one (1) additional parking space.
3. The petitioner has submitted a plan for the north drive-thru area without the drive-thru. Staff will need to review this alignment with the petitioner during the building permit process.
4. Staff has included the latest elevations from the ARC.
5. The petitioner has submitted their streetscape plan for Hough Street.
6. Bank of America has submitted a sign plan that conforms to the Village's zoning ordinance and does not need any exceptions.
7. The Village's engineering consultant has reviewed the petitioner's plans for stormwater compliance and has determined that no detention will be required for this development.

Mr. Burroughs asked staff what additional restoration will occur at the creek.

Mr. Berlinghof replied that the majority of the creek area will be reseeded and cleaned out. Many of the old and dead trees will be removed.

Ms. Schlossberg asked the petitioner if they had any comments on the proposed modifications.

Mr. Berlinghof replied that Staples did not realize at the time that they did not have enough space to complete their proposed plans.

Mr. Ehrle asked staff if there is a request for increased signage at the Staples building.

Mr. Evans replied that the Staples sign is recommended to be increased because the sign is 300 feet from the Hough Street; however, the other building's signs were in line with the Village's sign ordinance.

Mr. Ehrle asked the petitioner what type of tenant mix will exist at the site.

Mr. Berlinghof replied that they are looking for national as well as local retail businesses to use this site.

Mr. Ehrle asked the petitioner if they will rent to the first tenant who comes along or were they looking for a specific type of tenant. Mr. Ehrle also asked why they want drive-thrus added to the buildings.

Mr. Berlinghof replied that they do want a mix of different businesses at the site. Regarding the drive-thrus proposed, Mr. Berlinghof replied that they are in great demand.

Mr. Burroughs asked staff if there is a ratio proposed for the types of businesses allowed at the site.

Mr. Evans replied that there is a list of the types of businesses allowed.

Mr. Patsey asked the petitioner if they could elaborate on their plan to eliminate the north drive-thru.

Mr. Berlinghof replied that if the north drive-thru is not allowed, they have submitted an alternate plan.

Ms. Schlossberg asked staff if they have any reservations on the petitioner's modifications.

Ms. Evans replied that they do not have any reservations.

Ms. Schlossberg replied that public discussion was closed and asked the board if they were ready to consider a motion.

Mr. Burroughs made a motion to approve the revised modifications to PC05-03 with staff's recommendations. Mr. Ehrle seconded the motion.

1. **Final planned development approval of Plan A which consists of 47,600 square feet of retail space (19,150 square foot north retail building and 28,450 square foot south retail building including special use approval of one (1) drive-through restaurant), at least 242 parking spaces and potentially 269 parking spaces and final site plan special use approval of a 4,547 square foot financial institution with three (3) drive-through facilities [pending final approval of signage, elevations and landscaping by the Architectural Review Commission (ARC)].**
2. **Final planned development approval of Plan B which consists 54,825 square feet of retail space (19,150 square foot north retail building and 35,675 square foot south retail building including special use approval of one (1) drive-through restaurant) and requires final building elevation and landscape approval by the ARC, 268 parking spaces and final site plan special use approval of a 4,547 square foot financial institution with three (3) drive-through facilities (pending final approval of signage, elevations and landscaping by the ARC).**
3. **Final planned development approval of Plan C which consists of 58,000 square feet of retail space (19,150 square foot north retail building and 38,850 square foot south retail building), 269 parking spaces plus an additional land bank of parking spaces equal to fourteen (14) spaces to be located south of the south retail building and final site plan special use approval of a 4,547 square foot financial institution with three (3) drive-through facilities (pending final approval of signage, elevations and landscaping by the ARC).**
4. **Rezoning of petitioner's property from M-1 Limited Manufacturing to B-4 Village Center Business District.**
5. **The following uses are permitted on the first floor provided that the total aggregate square footage of these special permitted uses does not exceed 8,000 square feet.**
 - **Physical therapy with sport training**
 - **Dry cleaners**
 - **Massage therapy as part of a day spa or rehabilitation clinic**
 - **Medical and dental offices**
6. **The petitioner is requesting special use approval of a financial institution with three (3) drive-through facilities. All financial institutions are special uses in the B-4 Village Center District. In keeping with the Village's retail preference policy, staff is reluctant to recommend approval of another facility for a financial institution with an existing facility already in the village. Staff is supportive of this special use if the proposed bank (Bank of America) agrees to consolidate its Barrington operations (either in the proposed bank building on site or as part of the proposed shopping center) so additional retail locations are available on Main Street at the earliest available date according to the terms of their lease agreement for the Park Avenue operation.**
7. **The required rear access corridor for buildings that are more than seventy-five (75) feet in width is not provided for in the petitioner's plans. Staff supports this exception as it provides for the most efficient layout, is consistent with other commercial shopping centers and parking is located both in front and behind the building.**

8. Buildings in excess of seventy-five (75) feet of street frontage width are required to provide one (1) rear pedestrian access corridor a minimum of eight (8) feet in width. This requirement is targeted at businesses along Main Street where the main parking field is located behind the building. Staff supports this exception as parking is located both in front and behind the building.
9. The width of buildings shall not be less than eighty (80) percent of the lot width to promote a pedestrian friendly façade and a continuous building line. The building width requirement is also a requirement that seeks to create traditional downtown facades where buildings are constructed near the street. Staff supports this exception as it provides the most efficient layout of the site and is consistent with the design of other commercial shopping centers in Barrington.
10. The maximum building height for the B-4 Village Center District is thirty-eight (38) feet. The petitioner is requesting a one-and-a-half (1.5) foot height exception, to thirty-nine feet, six inches (39'-6") for the architectural feature (turret) on the north retail building. The principal structures are all below the maximum building height for this zoning district. Staff supports this exception because it adds an architectural feature to the building while all principal buildings are below the maximum building height.
11. Plans indicate that the anchor tenant for the south retail building has requested wall signage which is to be 270 square feet and twenty-four (24) feet high when only 100 square feet and twenty-three (23) square feet is allowed by the Zoning Ordinance. Staff is supportive of a sign area exception allowing a sign area of two hundred (200) square feet for the main anchor tenant, based on the fact that the sign is over 300 feet from Hough Street and is obscured from Hough Street. Staff believes the twenty-three (23) foot height should remain. The ARC will need to approve the final design of the sign.
12. Staff supports the following Master Sign Plan elements: use of internally illuminated channel letters provided that the raceway is not more than six (6) inches from the building and the range of colors to be used on the signs is approved by the ARC; all non-corner large tenants with frontage of over forty-one (41) feet to be allowed a sign area of 100 square feet and a maximum height of twenty-three (23) feet; all medium tenants with frontage greater than nineteen (19) feet and less than forty-one (41) feet to be allowed a sign area of eighty-five (85) square feet and a maximum height of twenty (20) feet; all small tenants with frontage less than nineteen (19) feet to be allowed a sign area of fifty-five (55) square feet and a maximum height of eighteen (18) feet; the southeast corner of the south retail building and the northeast corner of the north retail building to be allowed a sign area of eighty-five (85) square feet on both the front and corner faces of the buildings at a maximum height of nineteen and half (19.5) feet.
13. The proposed main ground sign located twenty-five (25) feet from Hough Street is incorporated into the architectural feature of a waterfall. While the monument-style sign is allowed to be sixty-two (62) square feet, the petitioner is proposing approximately ninety-four (94) square foot two-sided sign. Staff is supportive of this exception because of the uniqueness of the ground sign and that it meets the required eleven (11) foot height requirement, provided the petitioner uses individual channel letters, white letters on the red brick for the tenants, black letters for the name of the shopping center and ground lighting instead of internal illumination.
14. The petitioner is also asking for a second ground sign to be used as a directory sign for their smaller tenants. The proposed directory sign will be six and half (6.5) feet high and will have a total area of eighteen (18) square feet. The directory sign will have space for seven (7) tenant panels, will be one-sided and will be internally illuminated. Staff supports this second

ground sign provided the petitioner selects a color range and uses a consistent font approved by the ARC.

15. The B-4 Village Center District requires that all parking and loading be in the rear yard only. The petitioner is proposing to have parking in the front and interior yards. Given the design of this center and its location relative to Hough Street, staff supports this exception for this shopping center.
16. Plan B requires 275 parking spaces for the 54,825 square feet of retail space. The petitioner is proposing 268 parking spaces leaving a deficit of seven (7) spaces or roughly 2.5% upon completion of this development. Staff is supportive of this exception provided the financial institution (bank) agrees to a perpetual shared parking agreement with the shopping center.
17. Plan C (ultimate build-out) will require 290 parking spaces for the 58,000 square feet of retail space. The petitioner is proposing 269 parking spaces leaving a deficit of twenty-one (21) spaces or roughly 7.2% upon ultimate build-out. Staff is supportive of this exception provided the financial institution (bank) agrees to a perpetual shared parking agreement with the shopping center. In addition, staff requests that the petitioner show a land bank of fourteen (14) parking spaces (behind the south retail building) that the petitioner can install on their own or the Village can require the petitioner to install [up to thirteen (13) additional parking spaces] should non-holiday parking be a problem at this development in the opinion of the Chief Administrative Officer of the Village. Staff is supportive of a parking exception because the quantity of parking spaces provides some flexibility from the required number and the expected mix of retail, office and food uses on the site should be compatible as complementary land uses.
18. The financial institution is required to have seven (7) stacking spaces per drive-through facility, for a total of twenty-one (21) stacking spaces according to the Zoning Ordinance. Staff believes that fourteen (14) stacking spaces are sufficient for the financial institution. Staff is supportive of this stacking exception provided the petitioner show on the plan stacking for fourteen (14) vehicles spaced twenty-two (22) feet apart from front bumper to front bumper and that the stacking does not interfere with the backing of parked vehicles.
19. The Petitioner shall present a final plat of subdivision to the Village Board within sixty (60) days of Village Board approval that accurately depicts the financial institution outlot and required right-of-way dedication related to a right-turn lane on Hough Street.
20. Staff has received the Illinois Department of Transportation's (IDOT) comments relative to this project. The Petitioner must secure an IDOT permit for this development. IDOT recommends full access onto Hough Street and right-turn lane and left-turn lane on Hough Street. Staff concurs with this traffic configuration.
21. The Petitioner shall provide a streetscape plan for the Hough Street frontage consistent with the Village Center Master Plan. Decorative poles with no lights shall be used.
22. The Petitioner shall provide a truck and emergency vehicle maneuvering plan that will correctly show the turning movement of these vehicles within the approved driving aisles. Please note that no interior setback is required along the E J & E railroad tracks.
23. Revise photometrics to ensure that 1.0 footcandle is the maximum illumination along the east and south property lines. Please note that a twenty (20) foot pole height is only allowed if the light source has a total cut-off of less than 90 degrees.
24. Provide a note on the site plan regarding how the financial institution trash will be removed from the site.

25. On the site plan, clearly delineate on the site plan the paved area from the grass area and sidewalks.
26. The north retail drive-through food use will not be allowed without a parking and stacking study approved by the Chief Administrative Officer of the Village to ensure that it does not obstruct the circulation of the site. The Village shall have the right to require additional land banked parking to be installed if the parking for the food uses creates a parking shortage on the site. Said parking study shall be undertaken at the sole cost and expense of the petitioner including the cost for the Village to have its consultant review the study.
27. The Petitioner shall ensure that no signage on the site obstructs driver visibility or blocks sight lines.
28. The petitioner shall provide complete fire suppression for the building. Separate fire and domestic water lines are required.
29. Provide a letter of coordination from the Park District that acknowledges where the petitioner's bike path will connect to the Park District's site at Langendorf Park.
30. The Petitioner shall submit a creek restoration plan for both sides of Flint Creek up to Hough Street that must be reviewed and approved by the Director of Public Works. Depending on the location and the number of trees remaining near Flint Creek, additional landscaping may be required to properly screen the rear of the retail buildings.
31. All planting of trees, shrubs, ground cover, perennials and sod shall be performed at the appropriate season.
32. The proposed financial institution shall achieve a seventy-five (75) percent screen of the parking lot perimeter and the parking lot islands shall contain at least two (2) deciduous shade trees.
33. A revised landscape plan depicting the final landscaping for the rear of both retail buildings shall be submitted to the Village of Barrington for approval by the Village Forester.
34. The Petitioner shall comply with the engineering and landscape comments noted on the Technical Review of March 21, 2005 and April 28, 2005 to the satisfaction of the Director of Public Works.
35. If the Petitioner removes the fence adjacent to their west property line, they should replace it with a similar fence at a height to be determined by the Barrington Park District.

Roll Call Vote:

Mr. Burroughs – yes

Mr. Ehrle - yes

Ms. Schlossberg -yes

Mr. Patsey - yes

Mr. Hogan -yes

Motion carried.

Approval of Minutes

Mr. Ehrle made a motion to approve the minutes of June 7, 2005 as presented. Mr. Patsey seconded. Voice vote recorded all ayes. Motion carried..

Ms. Schlossberg noted errors to the June 14, 2005 minutes.

Mr. Ehrle made a motion to approve the minutes of June 14, 2005, subject to corrections discussed. Mr. Patsey seconded. Voice vote recorded all ayes. Motion carried.

Planner's Report

Mr. Evans updated the commission on future cases.

Mr. Ehrle noted that the awnings which were approved previously at Motorwerks have not been installed. Motorwerks has been lax in meeting previous requirements.

Mr. Evans replied that staff has been in contact with Motorwerks several times on these and other issues and will continue to follow up on this matter. Mr. Evans said Motorwerks has not made this item priority.

Adjournment

Mr. Burroughs moved to adjourn the meeting. Mr. Hogan seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 7:42 p.m.

Respectfully submitted,
Paula Emerson
Recording Secretary

Ruth Schlossberg, Acting Chairperson
Plan Commission